

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**June 5, 2014**



**RP14-08: proposed Replat of Lots 19, 20, and 21 in Woodville Acres No. 3 Subdivision**

**SIZE AND LOCATION:** 1.1564 acres of land adjoining the southwest side of Shirley Drive between Nancy Street and Stevens Drive

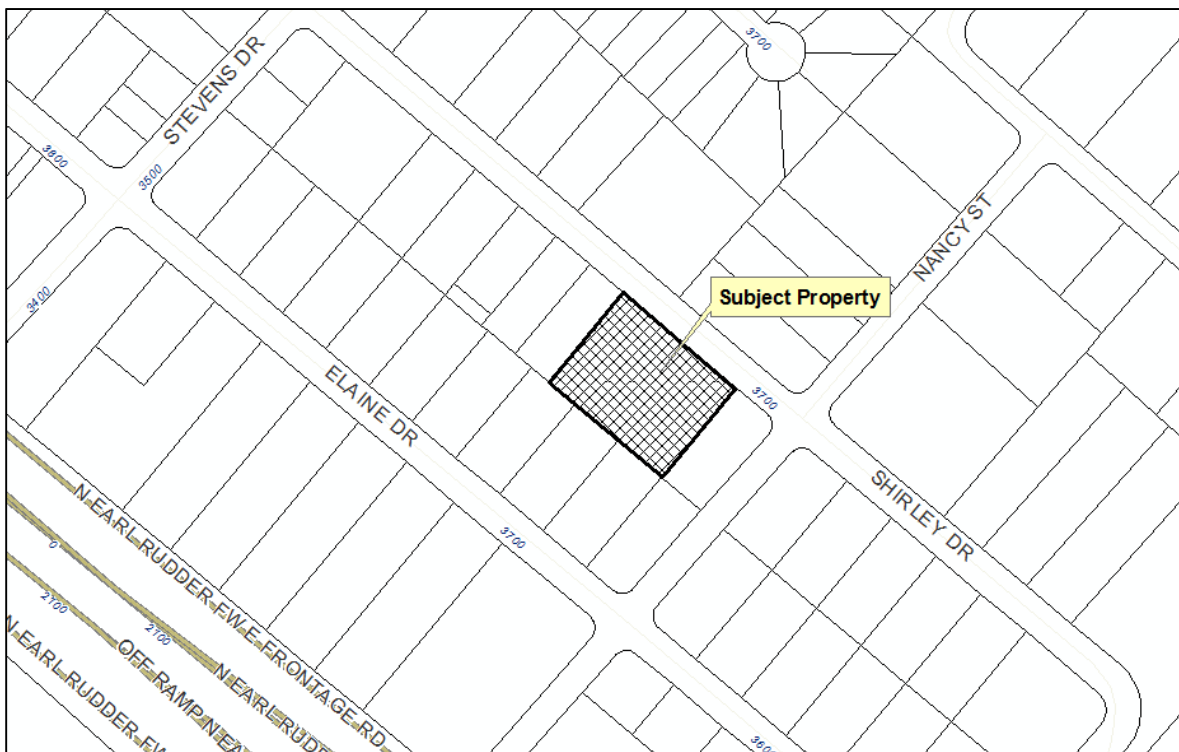
**EXISTING LAND USE:** single-family detached residence and vacant land

**ZONING:** Mixed Use - Residential District (MU-1)

**APPLICANT(S):** Mark Conlee of C4 Holdings, LLC

**AGENT:** Galindo Engineers and Planners, Inc.

**STAFF CONTACT:** Maggie Dalton, Staff Planner



**BACKGROUND AND RECOMMENDATION:**

The applicant is proposing to reconfigure the existing three lots in the 3700 block of Shirley Drive totaling 1.1564 acres into four new lots (Lots 19A, 19B, 20A, and 21A). The subject property is currently zoned Mixed-Use Residential District (MU-1). The purpose of this replat is to accommodate future development. Parkland dedication and development fees are required for the one new lot. Property owners are also dedicating 293 square feet of land for Shirley Drive right-of-way to eliminate an offset right-of-way line. The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.